

**FOR SALE**



**Regent Avenue, Harrogate**

**MARTIN&CO**



# 112 Regent Avenue, Harrogate

Asking Price Of £180,000

A fantastic opportunity to purchase an attractive, two double bedroom, period inner-terrace home, situated in a sought-after location within walking distance to the town centre.

- Offered for sale with no onwards chain
- Ideal for first time buyers
- Convenient Location
- Short walking distance to town centre
- Buy to let opportunity

Martin & Co are pleased to offer for sale, this two-bedroom, stone built, inner terrace on Regent Avenue. Ideal as both a first home and those looking for a buy to let opportunity. Offered for sale with no onwards chain.

The property is situated in a most convenient location with a range of excellent local amenities on the doorstep and is within easy walking distance of Harrogate town centre and the famous Stray.

The well-presented accommodation has been neutrally decorated throughout with wood effect flooring and character features.



Comprising:

A spacious reception room, with feature fireplace and large bay window to the front.

Kitchen with a range of modern, white fitted units with freestanding cooker and room for a fridge freezer. Under-stairs cupboard offering useful storage space.

Downstairs bathroom with white suite comprising WC, washbasin, and bath with shower above.

There are two double bedrooms on the first floor.

To the rear there is an enclosed courtyard garden.

Please note there is currently a tenant in situ, on a periodic basis. Vacant possession will be granted upon completion of a sale. The photographs were taken ahead of the current tenancy starting in 2021.

The council tax band is B

Estimated Rental Income £775 PCM - £800PCM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Regent Avenue, Harrogate, HG1 4BJ

Total Area: 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.